

**AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**November 20, 2008
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JOHN HART

VICE CHAIR: JILL BERGMAN

MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, RICHARD STANTON

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

ANNOUNCEMENTS

MINUTES

[November 6, 2008](#)

PUBLIC HEARINGS

1. ARC 08-020 / S 08-029, SUNVALLEY SHOPPING CENTER RENOVATION, 703-707 CONTRA COSTA BLVD (15 minutes)(Continued from November 6th meeting)

[Memorandum](#)

The applicant is requesting approval for improvements to an existing entry way into Sun Valley Shopping Center, including landscape modifications, lighting modifications and installation of one 18-foot tall monument sign within the median. The landscape improvements include expanding existing landscape areas, relocating one tree, removing 16

trees, the planting 56 new trees. Originally, the applicant also proposed a new wayfinding sign in front of the existing Mervyn's site; however the applicant has decided to not include the wayfinding sign in their application. The zoning designation is *RB - Retail Business*. The assessor's parcel numbers are 153-230-003 and 153-230-005.

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

2. ARC 08-019, SHAADZEE BAKERY, COMPLIANCE WITH CONDITIONS OF APPROVAL FOR EXTERIOR MODIFICATIONS, 60 CRESCENT DRIVE (15 minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B \(part 1\)](#)
[Attachment B \(part 2\)](#)
[Attachment C](#)

The applicant is requesting Architectural Review Commission approval for the final mural art for the Shaadzee Bakery building. Assessor's parcel number: 150-300-004.

Project Planner: Troy Fujimoto, (925) 671-5224, tfujimoto@ci.pleasant-hill.ca.us

3. S 08-014, ELLINWOOD CORPORATE CENTER FREESTANDING SIGNS, 300 -500 ELLINWOOD WAY (20 minutes)

[Staff Report](#)
[Attachment A - B](#)
[Attachment C](#)
[Attachment D - E](#)

The applicant is requesting review and approval of a sign permit to install one new freestanding identification sign to replace two existing freestanding identification signs, to replace two existing freestanding vehicular-based directional signs, and to install three new pedestrian-based directional signs. Assessor's parcel number: 127-210-037.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

STUDY SESSION

1. S 08-032, CROSSROADS AT PLEASANT HILL SUBAREA II SIGN PERMIT, 2314 & 2316 MONUMENT BOULEVARD (45 minutes)

[Staff Report](#)
[Attachments A - C](#)
[Attachments D - F](#)

The applicant is requesting to establish a master sign program for the tenants of a future redevelopment project at the south portion of the Crossroads at Pleasant Hill shopping center. The request includes a new 35-foot tall pylon sign and wall-mounted signage on

the parking structure elevations. Assessor's parcel numbers: 148-041-020, 148-041-021 & 148-041-024.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

DISCUSSION ITEMS

1. Continue discussion of architectural review process improvement suggestions from the October 16, 2008 study session and provide input/recommendations to staff.

STAFF COMMUNICATION

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a special meeting of the Architectural Review Commission on December 11, 2008, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.